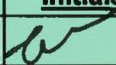
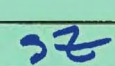



RAPID TRANSIT DIVISION

Correspondence Routing

CityDART No.:	10/08-284434	Deliverable No.:		Task No.:		File No.:	8, 46, 8, 8
Date Received:	10/22/08	Due Date:		DMC #			
Description:	Letter from DLNR to Gene Awakuni regarding DLNR lands in East Kapolei						
Remarks:							

Seq	Action*	RTD	Name	Initials
1	I	Project Executive	Toru Hamayasu	
LAST		Executive Assistant	Deanna Chang	
		Manager, Project Procedures		
		Manager, Real Estate Acquisition	Laura Ray	
		Manager, Quality Assurance		
		Manager, Systems Safety & Security		
		Chief Public Information Officer	Elisa Yadao	
2	I	Chief Project Officer	Simon Zweighaft	
		Project Development Director	Mike Schneider	
		Chief Administrative Officer	Wes Mott	
		Chief Architect	Ken Caswell	
		Chief Facilities Engineer	Harvey Berliner	
		Chief Systems Engineer	Jurgen Sumann	
		Chief of Project Controls	Mark Hickson	
		Controls Analyst		
		Configuration Management Specialist	Albert Baizas	
3	I	Chief of Transit Planning and Env Studies	Faith Miyamoto	
		Grants Manager	Phyllis Kurio	
		Chief of Environmental Planning	Susan Robbins	
		Chief of Transportation Planning	Judy Aranda	
		Accountant	Edwina Tabata	
		Transportation Planner	Kenneth Banao	
		Land Use Planner	Bruce Nagao	

***Action Codes**

- | | |
|-------------------------------|-------------------------|
| R -- Prepare Reply | D -- See Me to Discuss |
| I -- Information Only | A -- Appropriate Action |
| C -- Comments/Recommendations | F -- File |
| P -- Process for Payment | |

View Issue Control Number - 284434

CITY Document and Record Tracking System - Version 1.02

Wednesday, October 22, 2008

Send Mail

Help

Issue - Created by Istoeck on Wednesday, October 22, 2008 (Transportation Services)

Sub System: ADMIN

Date Received: 10/22/2008

Correspondence
Date: 10/22/2008

Category: INFORMATIONAL

Source Agency: Hawaii State

Source Person: Thielen, Laura H

Address: Chairperson Dept. of Land and Natural Resources P. O. Box 621

City: Honolulu

State: HI

Zip Code: 96809

Subject: RTD - DLNR lands in East Kapolei; Oahu, Hawaii

Description: Copy of letter to Gene I. Awakuni, Chancellor, UH West Oahu, re: DLNR lands in East Kapolei; Oahu, Hawaii; TMK (1) 9-1-17:86 and 9-1-18:05 (the "Property") -- in follow up on meeting with DLNR and City representatives on 10/2/08. It was represented to DLNR staff that one of the requirements of the federal grant to the City for its planned rail transit project is that the City's interest in lands be vested for as long as the rail transit improvements remain. City offered to provide language for this federal requirement review but DLNR has not received anything from the City.

Log out to division: 10/22/2008

Division
completion:

Status Description:

Issue Priority: Normal

☒ Allow Due Date Extension ☐ Critical

Due Date: 10/31/2008

Original Due Date: 10/31/2008

Attachments:

Name

Laura H. Thielen2.PDF

Close Issue

Edit this Issue

Tasks

Closed	Assigned From	Action Requested/Task Description	Due Date
<input type="checkbox"/>	Transportation Services	Transportation Services <u>Other</u> Appropriate attention.	10/31/2008
10/22/2008	Istoeck (DTS)	Assigned to Chang, Deanna(dchang DTS)	

14:29

Create Task

LINDA LINGLE
GOVERNOR OF HAWAII



**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES**

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

October 22, 2008

LAURA H. TRIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RUSSELL Y. TSUI
FIRST DEPUTY

KEN C. KAWAHARA
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

VIA FACSIMILE -- (808) 453-6076
AND REGULAR MAIL

Mr. Gene I. Awakuni, Chancellor
University of Hawaii - West Oahu
96-129 Ala 'Ike, Room B-104
Pearl City, Hawaii 96782

Re: DLNR lands in East Kapolei; Oahu, Hawaii
TMK (1) 9-1-17:86 and 9-1-18:05 (the "Property")

Dear Chancellor Awakuni:

The purpose of this letter is to follow up on your meeting with my staff and City & County of Honolulu (City) representatives on October 2, 2008. At the meeting, it was represented to my staff that one of the requirements of the federal grant to the City for its planned rail transit project is that the City's interest in lands be vested for as long as the rail transit improvements remain. I understand the City offered to provide the language for this federal requirement for our review, but to date, we have yet to receive anything from the City. I would appreciate being provided that language in the federal grant prior to confirming any agreement to transfer Department of Land and Natural Resources (DLNR) lands to the City.

At the meeting, both City Department of Transportation officials and University of Hawaii - West Oahu (UHWO) also indicated that the Honolulu City Council will, as a condition for approval of UHWO's zoning application for its UHWO campus and adjacent lands, require that DLNR convey approximately five acres of DLNR land situated along Farrington Highway and the proposed North-South Road to the City for a park-and-ride facility to service the rail transit system. This condition would be imposed regardless of the fact that construction of the campus is allowable under the existing zoning for those lands.

RECEIVED
08 OCT 22 AIO : 44
ENGINEERING OFFICE
DEPT. OF
TRANSPORTATION SERVICES

UHWO is now requesting that DLNR provide the following:

1. A letter of commitment that DLNR is agreeable to convey to the City an interest in approximately five (5) acres of DLNR's land situated along Farrington Highway and the proposed North-South Road in east Kapolei (DLNR's land) for the City's envisioned park-and-ride facility servicing the proposed rail transit.
2. A Right-of-Entry allowing City consultants to perform due diligence on the property to determine the precise location of the City's proposed rail transit route over DLNR's land, park-and-ride facility and other improvements.

As you are aware, DLNR has identified its land holdings in Kapolei, including the land along the North-South Road alignment as future income producing lands to support the department's operations, maintenance and management of the public land trust and its natural and cultural resources. In furtherance of this, DLNR and UHWO discussed the possibility of entering a lease or development agreement whereby UHWO would entitle and develop certain DLNR lands along the North-South Road alignment in a manner that would be consistent with DLNR's income-producing objective for these lands, e.g., commercial development and uses.

UHWO requested that DLNR allow the proposed rail transit alignment to cross DLNR lands to allow a rail transit station to be located at the intersection of the proposed East-West and North-South Roads to better serve the UHWO campus. DLNR agreed, subject to DLNR and UHWO reaching an agreement on the joint development of the DLNR lands.

The City subsequently requested that five acres (within the area contemplated by DLNR and UHWO for income-producing development) be designated for a park-and-ride facility. DLNR was amenable to allowing a portion of its potential income-producing lands for such use provided that the park-and-ride facility would be operated by a DLNR parking concession with the revenues going to our department.

Since DLNR and UHWO have not reached any agreement regarding the joint development of the DLNR lands, and given the City's and UHWO's desire for commitments regarding the rail transit alignment and park-and-ride facility, DLNR proposes the following:

1. DLNR will recommend to the Board of Land and Natural Resources that a perpetual easement over DLNR lands be granted to the City for an overhead rail transit line to allow the rail transit station to be located at the intersection of the East-West and North-South Roads, provided UHWO agree to locate the park-and-ride facility within UHWO lands; or

Mr. Gene I. Awakuni, Chancellor
October 22, 2008
Page 3

2. As an alternative to UHWO locating the park-and-ride within its own lands, DLNR will recommend to the Board of Land and Natural Resources that the State convey to the City approximately five acres along the North-South Road alignment for such a facility upon the City Council's approval to rezone DLNR's lands in the east Kapolei area to a zoning district(s) suitable for reasonable commercial development or other income-producing uses, e.g., business, industrial, business mixed-use, or industrial-commercial mixed-use districts.

If you have any questions, please contact Morris Atta, Land Division Administrator at 587-0410. Thank you.

Sincerely,



Laura H. Thielen
Chairperson

cc: Land Division
✓Wayne Yoshioka, C&C of Honolulu, DTS
Bruce Matsui, Esq., UHWO

RAPID TRANSIT DIVISION Correspondence Routing

CityDART No.:	10/08-284434	Deliverable No.:		Task No.:		File No.:	
Date Received:	10/22/08	Due Date:		DMC #			
Description:	Letter from DLNR to Gene Awakuni regarding DLNR lands in East Kapolei						
Remarks:							

Seq	Action*	RTD	Name	Initials
1	I	Project Executive	Toru Hamayasu	
LAST		Executive Assistant	Deanna Chang	
		Manager, Project Procedures		
		Manager, Real Estate Acquisition	Laura Ray	
		Manager, Quality Assurance		
		Manager, Systems Safety & Security		
		Chief Public Information Officer	Elisa Yadao	
2	I	Chief Project Officer	Simon Zweighaft	
		Project Development Director	Mike Schneider	
		Chief Administrative Officer	Wes Mott	
		Chief Architect	Ken Caswell	
		Chief Facilities Engineer	Harvey Berliner	
		Chief Systems Engineer	Jurgen Sumann	
		Chief of Project Controls	Mark Hickson	
		Controls Analyst		
		Configuration Management Specialist	Albert Baizas	
3	I	Chief of Transit Planning and Env Studies	Faith Miyamoto	
		Grants Manager	Phyllis Kurio	
		Chief of Environmental Planning	Susan Robbins	
		Chief of Transportation Planning	Judy Aranda	
		Accountant	Edwina Tabata	
		Transportation Planner	Kenneth Banao	
		Land Use Planner	Bruce Nagao	

***Action Codes**

R -- Prepare Reply
 I -- Information Only
 C -- Comments/Recommendations
 P -- Process for Payment

D -- See Me to Discuss
 A -- Appropriate Action
 F -- File



View Issue Control Number - 284434

CITY Document and Record Tracking System - Version 1.02

Wednesday, October 22, 2008

Issue - Created by Istoeck on Wednesday, October 22, 2008 (Transportation Services)

Sub System: ADMIN

Date Received: 10/22/2008

Correspondence
Date: 10/22/2008

Category: INFORMATIONAL

Source Agency: Hawaii State

Source Person: Thielen, Laura H

Address: Chairperson Dept. of Land and Natural Resources P. O. Box 621

City: Honolulu

State: HI

Zip Code: 96809

Subject: RTD - DLNR lands in East Kapolei; Oahu, Hawaii

Description: Copy of letter to Gene I. Awakuni, Chancellor, UH West Oahu, re: DLNR lands in East Kapolei; Oahu, Hawaii; TMK (1) 9-1-17:86 and 9-1-18:05 (the "Property") -- in follow up on meeting with DLNR and City representatives on 10/2/08. It was represented to DLNR staff that one of the requirements of the federal grant to the City for its planned rail transit project is that the City's interest in lands be vested for as long as the rail transit improvements remain. City offered to provide language for this federal requirement review but DLNR has not received anything from the City.

Log out to division: 10/22/2008

Division
completion:

Status Description:

Issue Priority: Normal

☒ Allow Due Date Extension ☐ Critical

Due Date: 10/31/2008

Original Due Date: 10/31/2008

Attachments:

Name

Laura H. Thielen2.PDF

Tasks

Closed	Assigned From	Action Requested/Task Description	Due Date
<input type="checkbox"/>	Transportation Services	Transportation Services <u>Other</u> Appropriate attention.	10/31/2008
10/22/2008	Istoeck (DTS)	Assigned to Chang, Deanna(dchang DTS)	

14:29

Create Task

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

October 22, 2008

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RUSSELL Y. TSUI
FIRST DEPUTY

KEN C. KAWARARA
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

VIA FACSIMILE - (808) 453-6076
AND REGULAR MAIL

Mr. Gene I. Awakuni, Chancellor
University of Hawaii - West Oahu
96-129 Ala 'Ike, Room B-104
Pearl City, Hawaii 96782

Re: DLNR lands in East Kapolei; Oahu, Hawaii
TMK (1) 9-1-17:86 and 9-1-18:05 (the "Property")

Dear Chancellor Awakuni:

The purpose of this letter is to follow up on your meeting with my staff and City & County of Honolulu (City) representatives on October 2, 2008. At the meeting, it was represented to my staff that one of the requirements of the federal grant to the City for its planned rail transit project is that the City's interest in lands be vested for as long as the rail transit improvements remain. I understand the City offered to provide the language for this federal requirement for our review, but to date, we have yet to receive anything from the City. I would appreciate being provided that language in the federal grant prior to confirming any agreement to transfer Department of Land and Natural Resources (DLNR) lands to the City.

At the meeting, both City Department of Transportation officials and University of Hawaii - West Oahu (UHWO) also indicated that the Honolulu City Council will, as a condition for approval of UHWO's zoning application for its UHWO campus and adjacent lands, require that DLNR convey approximately five acres of DLNR land situated along Farrington Highway and the proposed North-South Road to the City for a park-and-ride facility to service the rail transit system. This condition would be imposed regardless of the fact that construction of the campus is allowable under the existing zoning for those lands.

RECEIVED
OCT 22 10:44
DIRECTOR'S OFFICE
DEPT. OF
TRANSPORTATION SERVICES

UHWO is now requesting that DLNR provide the following:

1. A letter of commitment that DLNR is agreeable to convey to the City an interest in approximately five (5) acres of DLNR's land situated along Farrington Highway and the proposed North-South Road in east Kapolei (DLNR's land) for the City's envisioned park-and-ride facility servicing the proposed rail transit.
2. A Right-of-Entry allowing City consultants to perform due diligence on the property to determine the precise location of the City's proposed rail transit route over DLNR's land, park-and-ride facility and other improvements.

As you are aware, DLNR has identified its land holdings in Kapolei, including the land along the North-South Road alignment as future income producing lands to support the department's operations, maintenance and management of the public land trust and its natural and cultural resources. In furtherance of this, DLNR and UHWO discussed the possibility of entering a lease or development agreement whereby UHWO would entitle and develop certain DLNR lands along the North-South Road alignment in a manner that would be consistent with DLNR's income-producing objective for these lands, e.g., commercial development and uses.

UHWO requested that DLNR allow the proposed rail transit alignment to cross DLNR lands to allow a rail transit station to be located at the intersection of the proposed East-West and North-South Roads to better serve the UHWO campus. DLNR agreed, subject to DLNR and UHWO reaching an agreement on the joint development of the DLNR lands.

The City subsequently requested that five acres (within the area contemplated by DLNR and UHWO for income-producing development) be designated for a park-and-ride facility. DLNR was amenable to allowing a portion of its potential income-producing lands for such use provided that the park-and-ride facility would be operated by a DLNR parking concession with the revenues going to our department.

Since DLNR and UHWO have not reached any agreement regarding the joint development of the DLNR lands, and given the City's and UHWO's desire for commitments regarding the rail transit alignment and park-and-ride facility, DLNR proposes the following:

1. DLNR will recommend to the Board of Land and Natural Resources that a perpetual easement over DLNR lands be granted to the City for an overhead rail transit line to allow the rail transit station to be located at the intersection of the East-West and North-South Roads, provided UHWO agree to locate the park-and-ride facility within UHWO lands; or

Mr. Gene I. Awakuni, Chancellor
October 22, 2008
Page 3

2. As an alternative to UHWO locating the park-and-ride within its own lands, DLNR will recommend to the Board of Land and Natural Resources that the State convey to the City approximately five acres along the North-South Road alignment for such a facility upon the City Council's approval to rezone DLNR's lands in the east Kapolei area to a zoning district(s) suitable for reasonable commercial development or other income-producing uses, e.g., business, industrial, business mixed-use, or industrial-commercial mixed-use districts.

If you have any questions, please contact Morris Atta, Land Division Administrator at 587-0410. Thank you.

Sincerely,



Laura H. Thielen
Chairperson

cc: Land Division
✓Wayne Yoshioka, C&C of Honolulu, DTS
Bruce Matsui, Esq., UHWO